

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-270</u>	<u>IRA & BAMBI GRABOW</u>
<u>04-368</u>	<u>JUAN M. DIAZ & ALBA D. NOAS</u>
<u>04-374</u>	<u>PANCHO MENENDEZ LAND TRUST</u>
<u>05-028</u>	<u>DANIEL R. MARTINEZ</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/29/05 TO THIS DATE:

HEARING NO. 05-3-CZ12-3 (04-368)

32-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: JUAN M. DIAZ & ALBA D. NOAS

Applicant is requesting to permit an addition to a single-family residence setback 18.34' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Attached Addition for Juan M. Diaz & Alba D. Noas," as prepared by Douglas Ruggiano, P. E., consisting of three sheets, dated 8/11/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 3 of HEFTLER HOME, SUNSET PARK, SECTION 1, Plat book 70, Page 24.

LOCATION: 9700 S.W. 74 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 95.25' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/26/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

(1) GU, BU-2, RU-1 & RU-4M to BU-2

REQUEST #1 ON EXHIBIT "A"

(2) GU, BU-2, RU-1 & RU-4M to RU-4L

(3) Applicant is requesting to permit parking back out of 14' (22' required).

REQUESTS #2 & #3 ON EXHIBIT "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "The Train Station," as prepared by Juan J. Farach, consisting of 9 sheets and dated last revised 9/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": A portion of Florida East Coast Railway's Right-of-Way in Section 23, Township 54 South, Range 40 East, bounded on the north by the south right-of-way line of S.W. 40 Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23 and bounded on the west by a line of 50' east of the centerline of the Florida East Coast Railway; main line tract as now established and bounded on the east by the west line of Lots 4 through 6, in block 6, of BYRWOOD, Plat book 27, Page 26, and bounded on the south by the W/ly prolongation of the south line of said Lot 6. A/K/A: The north 144.8' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East coast Railway main track as now established, less the north 50' thereof. AND: EXHIBIT "B": A portion of Florida East coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 194.8' south of the centerline of S.W. 40th Street (Bird Road), said centerline of S.W. 40th Street (Bird Road) also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway main line track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 7 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 194.8' thereof. AND: The north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East coast Railway main track as now established. AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

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HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANTHO MENENDEZ LAND TRUST

PAGE TWO

LOCATION: Lying between S.W. 40 Street & S.W. 44 Street, west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.5 Acres

GU (Interim)
BU-2 (Business – Special)
RU-1 (Single Family Residential)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4L (Limited Apartment House 23 units/net acre)

HEARING NO. 05-6-CZ12-1 (04-270)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: IRA & BAMBI GRABOW

(1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

(2) Applicant is requesting to permit a lot with an area of .645 gross acre and a lot with an area of .793 gross acre (1 gross acre required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Specific Purpose Survey, Site Plan, Ira Grabow," as prepared by Robayna and Associates, dated stamped received 4/19/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The east 257' of Lots 1 & 2 in Block 3, AMENDED PLAT OF GRANADA PARK, Plat book 40, Page 21.

LOCATION: The Southwest corner of S.W. 76 Street & S.W. 48 Court; A/K/A: 4820 S.W. 76 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.438 Gross Acres

EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANT: DANIEL R. MARTINEZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback a minimum of 15' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the single-family residence to setback 21.92' (25' required) from the front (south) property line.
- (3) Applicant is requesting to permit the single-family residence with a lot coverage of 42.11% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residence Addition & Remodeling, Mr. & Mrs. Daniel Martinez," as prepared by Bravo L. L. C., Architecture, Planning, Interior Design, consisting 5 sheets and dated 2/7/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 5, SECOND ADDITION TO KENDALL POINT, Plat book 80, Page 75.

LOCATION: 8411 S.W. 84 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 111'

PRESENT ZONING: RU-1 (Single Family Residential)